HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Gatineau[1]

Date Released: Second Quarter 2016

Housing market intelligence you can count on

[1] Quebec part of Ottawa-Gatineau CMA

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

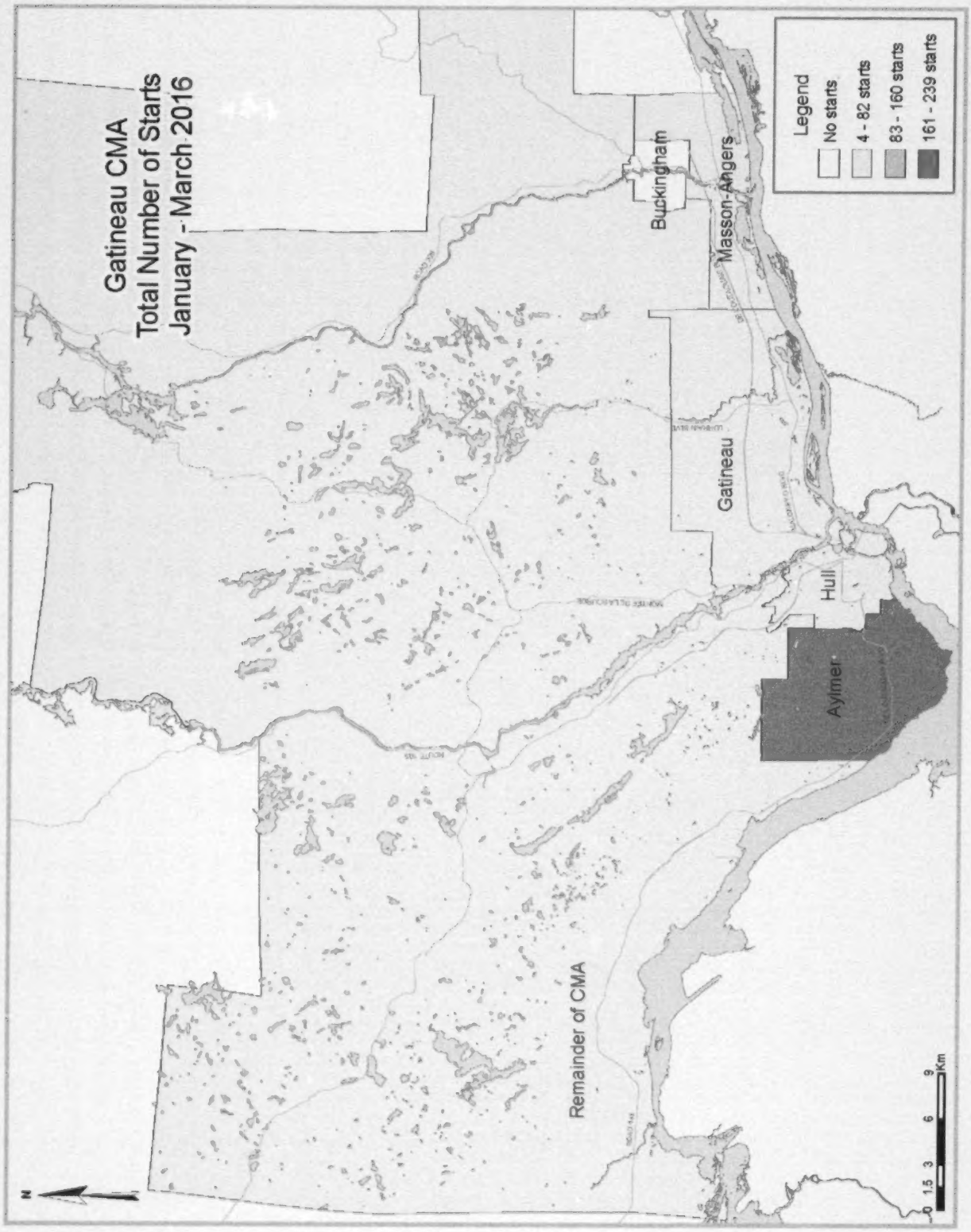
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer


Gatineau CMA
Total Number of Starts
January - March 2016
Legend
No starts
4 - 82 starts
83 - 160 starts
161 - 239 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
N
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	479	422	57	311	504	362	333	338
Multiples	1,424	1,162	96	1,944	1,524	730	932	1,072
Total	1,903	1,584	153	2,255	2,028	1,092	1,265	1,410
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	401	294	41	28	-31.7%	41	28	-31.7%
Multiples	1,000	1,297	130	297	128.5%	130	297	128.5%
Total	1,401	1,591	171	325	90.1%	171	325	90.1%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion)
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	28	24	11	0	0	108	0	154	325
Q1 2015	41	54	8	0	6	54	0	8	171
% Change	-31.7	-55.6	37.5	n/a	-100.0	100.0	n/a	**	90.1
Year-to-date 2016	28	24	11	0	0	108	0	154	325
Year-to-date 2015	41	54	8	0	6	54	0	8	171
% Change	-31.7	-55.6	37.5	n/a	-100.0	100.0	n/a	**	90.1
UNDER CONSTRUCTION									
Q1 2016	138	44	33	0	0	169	0	495	879
Q1 2015	137	72	40	0	18	375	0	107	749
% Change	0.7	-38.9	-17.5	n/a	-100.0	-54.9	n/a	**	17.4
COMPLETIONS									
Q1 2016	64	44	26	0	0	58	0	28	220
Q1 2015	95	60	36	0	6	89	0	14	300
% Change	-32.6	-26.7	-27.8	n/a	-100.0	-34.8	n/a	100.0	-26.7
Year-to-date 2016	64	44	26	0	0	58	0	28	220
Year-to-date 2015	95	60	36	0	6	89	0	14	300
% Change	-32.6	-26.7	-27.8	n/a	-100.0	-34.8	n/a	100.0	-26.7
COMPLETED & NOT ABSORBED									
Q1 2016	70	91	57	0	17	186	n/a	n/a	421
Q1 2015	43	86	58	0	23	208	n/a	n/a	418
% Change	62.8	5.8	-1.7	n/a	-26.1	-10.6	n/a	n/a	0.7
ABSORBED									
Q1 2016	52	37	24	0	3	52	n/a	n/a	168
Q1 2015	103	56	33	0	23	139	n/a	n/a	354
% Change	-49.5	-33.9	-27.3	n/a	-87.0	-62.6	n/a	n/a	-52.5
Year-to-date 2016	52	37	24	0	3	52	n/a	n/a	168
Year-to-date 2015	103	56	33	0	23	139	n/a	n/a	354
% Change	-49.5	-33.9	-27.3	n/a	-87.0	-62.6	n/a	n/a	-52.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q1 2016	13	24	11	0	0	108	0	153	309
Q1 2015	22	52	4	0	6	54	0	8	146
Aylmer									
Q1 2016	11	4	8	0	0	108	0	108	239
Q1 2015	11	12	0	0	6	54	0	4	87
Hull									
Q1 2016	0	0	0	0	0	0	0	5	5
Q1 2015	2	2	0	0	0	0	0	0	4
Gatineau									
Q1 2016	2	20	3	0	0	0	0	36	61
Q1 2015	8	30	4	0	0	0	0	4	46
Buckingham									
Q1 2016	0	0	0	0	0	0	0	0	0
Q1 2015	0	6	0	0	0	0	0	0	6
Masson-Angers									
Q1 2016	0	0	0	0	0	0	0	4	4
Q1 2015	1	2	0	0	0	0	0	0	3
Rest of the CMA (Quebec portion)									
Q1 2016	15	0	0	0	0	0	0	1	16
Q1 2015	19	2	4	0	0	0	0	0	25
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2016	28	24	11	0	0	108	0	154	325
Q1 2015	41	54	8	0	6	54	0	8	171

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q1 2016	57	44	33	0	0	169	0	493	796
Q1 2015	69	64	30	0	18	375	0	105	661
Aylmer									
Q1 2016	18	18	26	0	0	90	0	262	414
Q1 2015	27	18	22	0	18	185	0	25	295
Hull									
Q1 2016	29	0	0	0	0	31	0	67	127
Q1 2015	29	6	2	0	0	143	0	25	205
Gatineau									
Q1 2016	10	24	7	0	0	48	0	51	140
Q1 2015	11	30	6	0	0	47	0	55	149
Buckingham									
Q1 2016	0	2	0	0	0	0	0	109	111
Q1 2015	0	6	0	0	0	0	0	0	6
Masson-Angers									
Q1 2016	0	0	0	0	0	0	0	4	4
Q1 2015	2	4	0	0	0	0	0	0	6
Rest of the CMA (Quebec portion)									
Q1 2016	81	0	0	0	0	0	0	2	83
Q1 2015	68	8	10	0	0	0	0	2	88
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2016	138	44	33	0	0	169	0	495	879
Q1 2015	137	72	40	0	18	375	0	107	749

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q1 2016	37	44	26	0	0	58	0	28	193
Q1 2015	25	58	36	0	6	89	0	13	227
Aylmer									
Q1 2016	16	16	24	0	0	38	0	10	104
Q1 2015	11	16	22	0	6	89	0	0	144
Hull									
Q1 2016	9	0	2	0	0	0	0	4	15
Q1 2015	1	4	0	0	0	0	0	6	11
Gatineau									
Q1 2016	11	28	0	0	0	12	0	14	65
Q1 2015	12	36	14	0	0	0	0	7	69
Buckingham									
Q1 2016	0	0	0	0	0	0	0	0	0
Q1 2015	1	0	0	0	0	0	0	0	1
Masson-Angers									
Q1 2016	1	0	0	0	0	8	0	0	9
Q1 2015	0	2	0	0	0	0	0	0	2
Rest of the CMA (Quebec portion)									
Q1 2016	27	0	0	0	0	0	0	0	27
Q1 2015	70	2	0	0	0	0	0	1	73
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2016	64	44	26	0	0	58	0	28	220
Q1 2015	95	60	36	0	6	89	0	14	300

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q1 2016	57	90	57	0	17	186	n/a	n/a	407
Q1 2015	35	85	58	0	23	208	n/a	n/a	409
Aylmer									
Q1 2016	12	25	48	0	17	93	n/a	n/a	195
Q1 2015	17	28	35	0	20	154	n/a	n/a	254
Hull									
Q1 2016	35	2	0	0	0	54	n/a	n/a	91
Q1 2015	4	6	4	0	3	33	n/a	n/a	50
Gatineau									
Q1 2016	7	54	9	0	0	32	n/a	n/a	102
Q1 2015	10	48	19	0	0	10	n/a	n/a	87
Buckingham									
Q1 2016	0	1	0	0	0	0	n/a	n/a	1
Q1 2015	1	2	0	0	0	11	n/a	n/a	14
Masson-Angers									
Q1 2016	3	8	0	0	0	7	n/a	n/a	18
Q1 2015	3	1	0	0	0	0	n/a	n/a	4
Rest of the CMA (Quebec portion)									
Q1 2016	13	1	0	0	0	0	n/a	n/a	14
Q1 2015	8	1	0	0	0	0	n/a	n/a	9
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2016	70	91	57	0	17	186	n/a	n/a	421
Q1 2015	43	86	58	0	23	208	n/a	n/a	418

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q1 2016	25	37	24	0	3	52	n/a	n/a	141
Q1 2015	30	52	33	0	23	139	n/a	n/a	277
Aylmer									
Q1 2016	12	12	20	0	3	33	n/a	n/a	80
Q1 2015	10	18	17	0	14	90	n/a	n/a	149
Hull									
Q1 2016	3	0	2	0	0	16	n/a	n/a	21
Q1 2015	5	5	3	0	1	9	n/a	n/a	23
Gatineau									
Q1 2016	9	23	2	0	0	2	n/a	n/a	36
Q1 2015	14	25	13	0	8	35	n/a	n/a	95
Buckingham									
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Q1 2015	1	3	0	0	0	5	n/a	n/a	9
Masson-Angers									
Q1 2016	1	2	0	0	0	1	n/a	n/a	4
Q1 2015	0	1	0	0	0	0	n/a	n/a	1
Rest of the CMA (Quebec portion)									
Q1 2016	27	0	0	0	0	0	n/a	n/a	27
Q1 2015	73	4	0	0	0	0	n/a	n/a	77
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2016	52	37	24	0	3	52	n/a	n/a	168
Q1 2015	103	56	33	0	23	139	n/a	n/a	354

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
City of Gatineau	13	22	24	52	11	10	261	62	309	146	111.6
Aylmer	11	11	4	12	8	6	216	58	239	87	174.7
Hull	0	2	0	2	0	0	5	0	5	4	25.0
Gatineau	2	8	20	30	3	4	36	4	61	46	32.6
Buckingham	0	0	0	6	0	0	0	0	0	6	-100.0
Masson-Angers	0	1	0	2	0	0	4	0	4	3	33.3
Rest of the CMA (Quebec portion)	15	19	0	2	0	0	1	4	16	25	-36.0
Ottawa-Gatineau CMA (Quebec portion)	28	41	24	54	11	10	262	66	325	171	90.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
City of Gatineau	13	22	24	52	11	10	261	62	309	146	111.6
Aylmer	11	11	4	12	8	6	216	58	239	87	174.7
Hull	0	2	0	2	0	0	5	0	5	4	25.0
Gatineau	2	8	20	30	3	4	36	4	61	46	32.6
Buckingham	0	0	0	6	0	0	0	0	0	6	-100.0
Masson-Angers	0	1	0	2	0	0	4	0	4	3	33.3
Rest of the CMA (Quebec portion)	15	19	0	2	0	0	1	4	16	25	-36.0
Ottawa-Gatineau CMA (Quebec portion)	28	41	24	54	11	10	262	66	325	171	90.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
City of Gatineau	11	10	0	0	108	54	153	8
Aylmer	8	6	0	0	108	54	108	4
Hull	0	0	0	0	0	0	5	0
Gatineau	3	4	0	0	0	0	36	4
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	4	1	0
Ottawa-Gatineau CMA (Quebec portion)	11	10	0	0	108	58	154	8

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	11	10	0	0	108	54	153	8
Aylmer	8	6	0	0	108	54	108	4
Hull	0	0	0	0	0	0	5	0
Gatineau	3	4	0	0	0	0	36	4
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	4	1	0
Ottawa-Gatineau CMA (Quebec portion)	11	10	0	0	108	58	154	8

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
City of Gatineau	48	78	108	60	153	8	309	146
Aylmer	23	23	108	60	108	4	239	87
Hull	0	4	0	0	5	0	5	4
Gatineau	25	42	0	0	36	4	61	46
Buckingham	0	6	0	0	0	0	0	6
Masson-Angers	0	3	0	0	4	0	4	3
Rest of the CMA (Quebec portion)	15	25	0	0	1	0	16	25
Ottawa-Gatineau CMA (Quebec portion)	63	103	108	60	154	8	325	171

Table 2.5: Starts by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	48	78	108	60	153	8	309	146
Aylmer	23	23	108	60	108	4	239	87
Hull	0	4	0	0	5	0	5	4
Gatineau	25	42	0	0	36	4	61	46
Buckingham	0	6	0	0	0	0	0	6
Masson-Angers	0	3	0	0	4	0	4	3
Rest of the CMA (Quebec portion)	15	25	0	0	1	0	16	25
Ottawa-Gatineau CMA (Quebec portion)	63	103	108	60	154	8	325	171

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
City of Gatineau	37	25	44	58	22	38	90	106	193	227	-15.0
Aylmer	16	11	16	16	22	28	50	89	104	144	-27.8
Hull	9	1	0	4	0	0	6	6	15	11	36.4
Gatineau	11	12	28	36	0	10	26	11	65	69	-5.8
Buckingham	0	1	0	0	0	0	0	0	0	1	-100.0
Masson-Angers	1	0	0	2	0	0	8	0	9	2	**
Rest of the CMA (Quebec portion)	27	70	0	2	0	0	0	1	27	73	-63.0
Ottawa-Gatineau CMA (Quebec portion)	64	95	44	60	22	38	90	107	220	300	-26.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
City of Gatineau	37	25	44	58	22	38	90	106	193	227	-15.0
Aylmer	16	11	16	16	22	28	50	89	104	144	-27.8
Hull	9	1	0	4	0	0	6	6	15	11	36.4
Gatineau	11	12	28	36	0	10	26	11	65	69	-5.8
Buckingham	0	1	0	0	0	0	0	0	0	1	-100.0
Masson-Angers	1	0	0	2	0	0	8	0	9	2	**
Rest of the CMA (Quebec portion)	27	70	0	2	0	0	0	1	27	73	-63.0
Ottawa-Gatineau CMA (Quebec portion)	64	95	44	60	22	38	90	107	220	300	-26.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
City of Gatineau	22	38	0	0	62	93	28	13
Aylmer	22	28	0	0	40	89	10	0
Hull	0	0	0	0	2	0	4	6
Gatineau	0	10	0	0	12	4	14	7
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	8	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Quebec portion)	22	38	0	0	62	93	28	14

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	22	38	0	0	62	93	28	13
Aylmer	22	28	0	0	40	89	10	0
Hull	0	0	0	0	2	0	4	6
Gatineau	0	10	0	0	12	4	14	7
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	8	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Quebec portion)	22	38	0	0	62	93	28	14

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
City of Gatineau	107	119	58	95	28	13	193	227
Aylmer	56	49	38	95	10	0	104	144
Hull	11	5	0	0	4	6	15	11
Gatineau	39	62	12	0	14	7	65	69
Buckingham	0	1	0	0	0	0	0	1
Masson-Angers	1	2	8	0	0	0	9	2
Rest of the CMA (Quebec portion)	27	72	0	0	0	1	27	73
Ottawa-Gatineau CMA (Quebec portion)	134	191	58	95	28	14	220	300

Table 3.5: Completions by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	107	119	58	95	28	13	193	227
Aylmer	56	49	38	95	10	0	104	144
Hull	11	5	0	0	4	6	15	11
Gatineau	39	62	12	0	14	7	65	69
Buckingham	0	1	0	0	0	0	0	1
Masson-Angers	1	2	8	0	0	0	9	2
Rest of the CMA (Quebec portion)	27	72	0	0	0	1	27	73
Ottawa-Gatineau CMA (Quebec portion)	134	191	58	95	28	14	220	300

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q1 2016	0	0.0	1	5.9	6	35.3	5	29.4	5	29.4	17	-	447,431
Q1 2015	0	0.0	1	3.3	11	36.7	9	30.0	9	30.0	30	450,000	465,887
Year-to-date 2016	0	0.0	1	5.9	6	35.3	5	29.4	5	29.4	17	-	447,431
Year-to-date 2015	0	0.0	1	3.3	11	36.7	9	30.0	9	30.0	30	450,000	465,887
Aylmer													
Q1 2016	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	-	-
Q1 2015	0	0.0	0	0.0	2	20.0	3	30.0	5	50.0	10	-	-
Year-to-date 2016	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	-	-
Year-to-date 2015	0	0.0	0	0.0	2	20.0	3	30.0	5	50.0	10	-	-
Hull													
Q1 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Q1 2015	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	-	-
Year-to-date 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	-	-
Gatineau													
Q1 2016	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	-	-
Q1 2015	0	0.0	1	7.1	7	50.0	3	21.4	3	21.4	14	-	-
Year-to-date 2016	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	-	-
Year-to-date 2015	0	0.0	1	7.1	7	50.0	3	21.4	3	21.4	14	-	-
Buckingham													
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Masson-Angers													
Q1 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q1 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rest of the CMA (Quebec portion)													
Q1 2016	0	0.0	2	25.0	4	50.0	2	25.0	0	0.0	8	-	-
Q1 2015	4	5.5	12	16.4	23	31.5	13	17.8	21	28.8	73	450,000	386,065
Year-to-date 2016	0	0.0	2	25.0	4	50.0	2	25.0	0	0.0	8	-	-
Year-to-date 2015	4	5.5	12	16.4	23	31.5	13	17.8	21	28.8	73	450,000	386,065
Ottawa-Gatineau CMA (Quebec portion)													
Q1 2016	0	0.0	3	12.0	10	40.0	7	28.0	5	20.0	25	382,500	414,982
Q1 2015	4	3.9	13	12.6	34	33.0	22	21.4	30	29.1	103	400,000	416,305
Year-to-date 2016	0	0.0	3	12.0	10	40.0	7	28.0	5	20.0	25	382,500	414,982
Year-to-date 2015	4	3.9	13	12.6	34	33.0	22	21.4	30	29.1	103	400,000	416,305

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2016						
Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
City of Gatineau	447,431	465,887	-4.0	447,431	465,887	-4.0
Aylmer	-	-	n/a	-	-	n/a
Hull	-	-	n/a	-	-	n/a
Gatineau	-	-	n/a	-	-	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	-	386,065	n/a	-	386,065	n/a
Ottawa-Gatineau CMA (Quebec portion)	414,982	416,305	-0.3	414,982	416,305	-0.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2016	660	1,751	2,464	248,575	11.2	252,120	10.9
Q1 2015	600	1,844	2,490	240,342	12.5	246,020	11.2
% Change	10.0	-5.0	-1.1	3.4	n/a	2.5	n/a
YTD 2016	660	1,751	2,464	248,575	11.2	n/a	n/a
YTD 2015	600	1,844	2,490	240,342	12.5	n/a	n/a
% Change	10.0	-5.0	-1.1	3.4	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2016	119	394	601	173,629	15.2	180,445	15.7
Q1 2015	98	389	633	176,914	19.4	180,389	18.5
% Change	21.4	1.3	-5.0	-1.9	n/a	0.0	n/a
YTD 2016	119	394	601	173,629	15.2	n/a	n/a
YTD 2015	98	389	633	176,914	19.4	n/a	n/a
% Change	21.4	1.3	-5.0	-1.9	n/a	n/a	n/a
PLEX*							
Q1 2016	54	145	258	301,531	14.4	300,351	13.6
Q1 2015	37	149	236	251,006	19.2	286,238	12.7
% Change	45.9	-2.7	9.3	20.1	n/a	4.9	n/a
YTD 2016	54	145	258	301,531	14.4	n/a	n/a
YTD 2015	37	149	236	251,006	19.2	n/a	n/a
% Change	45.9	-2.7	9.3	20.1	n/a	n/a	n/a
TOTAL							
Q1 2016	835	2,294	3,335	242,339	12.0	246,174	11.7
Q1 2015	737	2,386	3,371	232,859	13.7	240,036	12.2
% Change	13.3	-3.9	-1.1	4.1	n/a	2.6	n/a
YTD 2016	835	2,294	3,335	242,339	12.0	n/a	n/a
YTD 2015	737	2,386	3,371	232,859	13.7	n/a	n/a
% Change	13.3	-3.9	-1.1	4.1	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
First Quarter 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	122.6	173.3	7.7	69.1	943
	February	567	2.89	4.74	113.8	123.9	174.5	7.9	69.7	944
	March	567	2.89	4.74	113.7	124.7	175.1	7.7	69.8	950
	April	561	2.89	4.64	113.6	124.7	175.4	7.8	69.9	946
	May	561	2.89	4.64	113.6	125.3	176.5	7.7	70.3	944
	June	561	2.89	4.64	113.6	125.2	177.8	7.6	70.7	931
	July	561	2.89	4.64	113.6	125.3	180.3	7.2	71.3	933
	August	561	2.89	4.64	113.6	125.2	182.5	6.8	71.8	936
	September	561	2.89	4.64	113.8	125.1	184.5	6.7	72.5	947
	October	561	2.89	4.64	113.9	125.2	184.4	6.5	72.4	955
	November	561	3.14	4.64	113.7	124.9	182.5	6.4	71.4	959
	December	561	3.14	4.64	113.7	124.4	181.3	6.0	70.6	965
2016	January	561	3.14	4.64	113.7	124.6	179	6.1	69.7	966
	February	561	3.14	4.64	113.7	125.1	177.1	6.3	69.2	966
	March	561	3.14	4.64		125.6	174.5	6.6	68.3	963
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube, LinkedIn and Facebook.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

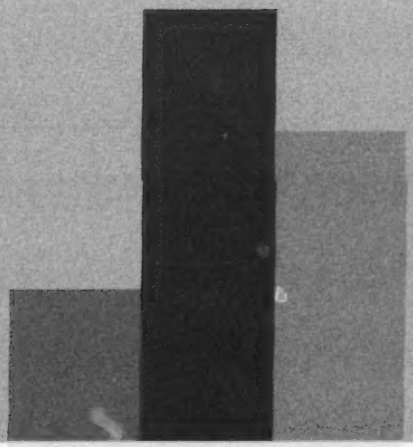
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64215_2016_Q02